

00545128/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

LLOYDS BANK plc, a bank organized and existing under the laws of the United Kingdom

vs.

GARY EUGENE STEVENS, A SINGLE MAN; TARA STEVENS, A SINGLE WOMAN; ET AL,

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF SALE OF REAL PROPERTY

CAUSE # 14-2-09351-9 SEA

JUDGMENT RENDERED ON 9/11/2015
ORDER OF SALE ISSUED: 9/28/2015
DATE OF LEVY: 10/7/2015

TO: TARA STEVENS, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

10518 111TH AVENUE N.E., KIRKLAND, WASHINGTON 98033

LOT XX CITY OF KIRKLAND ALTERATION OF LOT LINE ADJUSTMENT NUMBER LL-94-126 RECORDED UNDER RECORDING NUMBER 9412140375, IN KING COUNTY, WASHINGTON. SUBJECT TO THE FOLLOWING PERMITTED EXCEPTIONS:

1. GENERAL TAXES NOT YET DUE AND OWING.
2. EASEMENT RECORDED UNDER RECORDING NUMBER 8907241202
3. EASEMENT RECORDED UNDER RECORDING NUMBER 9501230713, AND RE-RECORDED UNDER RECORDING NUMBER 9504071046.
4. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON SAID PLAT OF JUANITA VIEW NORTH.
5. DECLARATION RECORDED UNDER RECORDING NUMBER 9308271666.
6. AGREEMENT RECORDED UNDER RECORDING NUMBER 9006010738.
7. AGREEMENT RECORDED UNDER RECORDING NUMBER 9105171240.
8. AGREEMENT RECORDED UNDER RECORDING NUMBER 9410030748.
9. AGREEMENT RECORDED UNDER RECORDING NUMBER 9404191704.

ASSESSOR'S TAX ACCOUNT NO.: 376450-0290-08

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: DECEMBER 4, 2015
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$585,673.26** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on DECEMBER 4, 2016.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on DECEMBER 4, 2016.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON DECEMBER 4, 2016**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
JAMESON BABBITT STITES &
LOMBARD, PLLC
999 THIRD AVENUE
SUITE 1900
SEATTLE, WA 98104-4001